



Connecticut Self Storage Association

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**TESTIMONY OF
CONNECTICUT SELF STORAGE ASSOCIATION (CTSSA)
BY
LORNA BOLDUC, CAE; EXECUTIVE DIRECTOR
REGARDING
HB-5255, AN ACT CONCERNING MUNICIPAL MANDATE RELIEF
&
HB-5031, AN ACT REDUCING COSTS TO MUNICIPALITIES
BEFORE THE
PLANNING & DEVELOPMENT COMMITTEE
MARCH 10, 2010**

The Connecticut Self Storage Association ("CTSSA") is a non-profit association representing self storage facility owners across the State of Connecticut. While we have a handful of large operators in the state, most self storage owners are small-business people with one or two facilities. These facilities are located in nearly every legislative district with multiple facilities in the more densely populated areas of the state. As part of our mission, CTSSA works with government officials to promote public policies that ensure the professionalism and competitiveness of self storage facilities. CTSSA serves as an informative and authoritative resource to policy-makers on topics related to self storage and commercial real estate. On behalf of CTSSA's membership, I thank the Committee for hearing these two bills and offer the following comments regarding the aforementioned legislation:

Regarding Provisions Concerning Legal Notice Postings On The Internet In Lieu Of Newspapers

CTSSA supports the intent behind the provisions in these bills which would allow for the posting of legal notices on the internet in lieu of newspapers, and would ask the Committee to consider amending the legislation to extend similar relief to self storage facility owners who must comply with similar publication provisions. Under C.G.S. § 42-164, self storage facility owners who avail themselves to Connecticut's "lien law" must provide notice of a public sale or disposition of property in a newspaper in the municipality where the facility is located. While newspapers were the only avenue of choice years ago, CTSSA has found that the results our industry realizes from newspaper advertising no longer achieves the desired outcome for the small business owner or self storage customers. Additionally, fairness dictates that the cost savings being afforded municipalities in this bill should be extended to the self storage industry, many of whom are struggling small business owners who would welcome any relief that may be afforded to them. These savings would directly benefit the consumer as advertising costs for the publication of notice of sale become part of the lien amount.

Regarding Provisions Concerning Storage Of Evicted Tenants' Possessions

CTSSA is also concerned about provisions in the two bills that shift the burden of storage for evicted tenants' possessions away from municipalities. Many municipalities currently contract with private self storage facilities for storage of evicted tenants' possessions. Facility operators have certainty and a far greater expectation of receiving prompt, reliable payment under the present system. While the current legislation shifts the burden onto state marshals, others have suggested shifting the burden onto landlords. CTSSA would caution against this approach. Relying on an unknown apartment landlord to pay for storage or remove the contents if never claimed by the former apartment tenant could be unpredictable. If such a change were to occur, it wouldn't be long before a few operators encounter problems and may refuse to accept evicted tenants' possessions, which in turn would create additional issues for the landlords.